

## urban ecology proposal

Low to moderate income  
cooperative housing with some small scale cottage industry  
and neighborhood oriented shops---with energy conservation  
and historical preservation





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# REDEVELOPMENT AGENCY

*City of Berkeley*



CITY MANAGER'S OFFICE  
2180 MILVIA STREET  
Michael Lawson  
Acting Executive Officer

BERKELEY, CALIFORNIA

(415) 644-6580  
94704

October 9, 1979

URBAN ECOLOGY, INC.  
2320 Eighth Street  
Berkeley, CA 94710


Dear Delaware Street Proposer:

At its meeting of October 2, 1979, the Redevelopment Agency Board heard proposals and considered offers received for the 71,046 square feet of property on former Delaware Street between Fifth and Sixth Streets. Following the public hearing, the Board directed staff to evaluate the six projects proposed for the Delaware Street site and complete a credit check of the six offerors.

In order to provide the Board with the information requested, we are requesting the assistance of each developer who submitted a proposal in answering the following questions. We realize that some of these questions were answered in some of the proposals; however, none of the proposals answered all of the questions and it would facilitate matters to obtain the information in uniform format; therefore, we appreciate your indulgence.

1. What is the square footage of your proposed development according to each type of use (i.e., residential, office space, commercial, etc.)?
2. What is the projected estimate of rent per square foot for each type of use?
3. How many residential units do you plan to construct, if any? Of these, how many will be for low or moderate-income use?
4. What is the purchase price you are offering for the site?
5. What is your estimate of the total projected value of the property after redevelopment?
6. What is the estimated date of completion of construction?
7. Please indicate whether you would be willing to lease the land rather than purchase it. If you are willing to lease it, under what conditions? If you are not, why not?
8. If applicable, please estimate projected sales tax; that is, what do you anticipate your gross sales to be and of this, what portion would be taxable?





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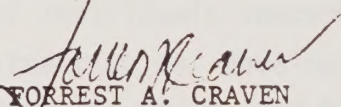
9. How many and what types of jobs do you expect to create?
10. If undertaking restoration, do you plan to use the Department of Interior restoration guidelines?
11. Was a marketing analysis done for your proposal? If so, please submit a copy. If not, please state on what bases you are assuming the viability of your proposal. With respect to non-residential proposals, please indicate anticipated neighborhood vs. outside neighborhood patronage.

In addition to the above, we would appreciate your providing an Income Statement and Balance Sheet for the past three years as well as for the current quarter, along with the name of your bank and commercial account number. In addition, please provide a list of credit references which would include your major suppliers and a listing of jobs completed in the past.

In order to provide the Redevelopment Agency Board with the information they have requested in a timely manner, we are asking that you submit this information to Ms. Janet G. Roche, Acting Assistant Executive Officer, no later than October 19, 1979.

Thank you for your cooperation in this matter.

Sincerely,

  
FORREST A. CRAVEN  
Acting Executive Officer

cc: Ms. Janet G. Roche





I'm going to talk to you about a set of guidelines for the development of Delaware Street that have been prepared and approved by a large number of Berkeley residents and business people through a series of community meetings over the last several months. We recognize that there is a major housing crisis in Berkeley and feel that a new kind of approach is needed in choosing a development strategy for Delaware St. that will synthesize the strengths of several other approaches. Delaware Street can in fact become a model for Berkeley on ways of preserving neighborhoods and providing affordable housing while incorporating resource conserving technologies and a community-controlled economic base.

Beginning in May of this year the Farallones Institute on 5th Street hosted a series of weekly meetings on the subject of neighborhood redevelopment. Individuals and organizations from the Oceanview neighborhood and greater Berkeley voiced common concerns over housing, energy, food and community-based economic development with particular focus on the Delaware St. site between 5th and 6th Sts.

One of the products of these early meetings was the formation of a core group of individuals concerned with the fate of Delaware St. This group focused its attention on developing and submitting a preliminary plan for redevelopment of Delaware St. to the B.R.A. by the July 17 deadline. This is the proposal under the name of Urban Ecology.

A more important product of these early meetings, in terms of reaching a community consensus on the Delaware St. issue was the initiation of weekly community meetings at the Church of the Good Shepherd. During August and September Oceanview residents and business people labored to produce a set of principles to guide development on Delaware Street. I say "labored" because a few of these meetings rivaled Council meetings in the time and patience needed to reach consensus. I have submitted to you and given additional copies to the clerk a copy of these guidelines that have now been signed by over 50 people, most of whom are Oceanview residents. The signers include members of the Oceanview Committee, the Oceanview Community Development Corporation and numerous local businesses and organizations as well as residents of the area near the Delaware site. (More signatures are being collected and will be distributed to you.)





These guidelines have been written to assure that development on Delaware Street:

1. Provides and continues to assure affordable housing for a mix of low to moderate income people. (This could be done by using such measures as the limited equity buildup use in the Savo Island project, sweat equity, speculation control, and land trusts).
2. Preserves the restorable buildings on Delaware Street and maintains a scale of development that is consistent with existing uses in the neighborhood.
3. Incorporates resource and energy conserving technologies wherever possible to insure that low income residents can meet their utility bills in coming years.
4. Allows the buildings on Delaware St. that were formerly mixed-use to continue to be so (in an area that will be predominantly housing).
5. Assures that, under guidance of the Council, the Project Area Committee will hear major input from community groups and individuals from this area.

The signatures on this document testify that these are strongly shared beliefs. It is no secret that there has been lively and healthy debate on these issues. These guidelines are the outcome of such debate and represent a synthesis of a broad cross-section of views. And we feel that they speak clearly to the critical need for housing in Berkeley as voiced by the Housing Coalition and others. These guidelines have evolved over time in response to supportive and critical input. We hope that other interested parties will also be receptive to new approaches to the housing issue. Delaware Street can indeed become a model for Berkeley on ways of preserving housing and neighborhoods.

We ask that the Council refer this matter to the Project Area Committee with a clear directive to that committee for making its decisions and recommendations. We submit these principles to serve as both specific guidelines for development and also as an example of the open process that should be followed in developing Delaware St. With leadership from the Council at this crucial time the P.A.C., the Oceanview community and the city of Berkeley can proceed with the next step: how to develop this area in a way that is economically feasible while responding to the social issues being raised.





We know that any plan for Delaware Street needs to be financially solid before being adopted. The community volunteers that have put in long hours have had their hands full in achieving consensus and have not had the time for economic studies. There are a number of public and private sources of money available to help the Project Area Committee draw up a plan for community controlled development. The Council has an opportunity to direct that this money be made available to underwrite such a plan and its evaluation by independent professionals. Some of these professional people have in fact been waiting for direction from the Council in this matter.

We hope that in any case the Council <sup>and</sup> the Project Area Committee will support this open process that is needed in choosing a development strategy for Delaware St. and the rest of Oceanview.





BACKGROUND INFORMATION  
The Northern California Land Trust

PURPOSES

- to place property in perpetual trust for the common good, thus removing it from speculation and inhibiting inflation
- to make property available to the disadvantaged
- to foster self-reliance through ecological stewardship of the land
- to conserve land for its most appropriate use

OBJECTIVES

- educate the public and interested groups about the philosophy, history and theory of community land trusts
- provide technical assistance to groups in forming land trusts
- develop community resources for land acquisition
- contribute to the economic self-reliance of low-income people by leasing land to them for life
- assist the disadvantaged by providing the opportunity to accrue equity in housing and improvements on land without requirement of a down payment
- help form cooperative trade networks
- identify and advise people on environmentally sound land-use methods

OVERVIEW

The community land trust is an alternative to either private or government ownership of land. The philosophical basis of the land trust concept is that since we didn't create the earth we should treat it less as a commodity to be bought and sold than as a life-giving resource to be shared and used responsibly for the common good of present and future generations. The practical implementation of this concept is to place title to land in a non-profit corporation and convey long term use rights through a lease agreement. Businesses, housing and improvements are ordinarily owned independently.

The establishment of agricultural settlements with permanent architecture several thousands of years ago marked a pattern for the subsequent development of civilization, and many of its problems. The fortification of such settlements suggests that the possessiveness of land and its fruit necessitated protection from looting and robbery from the outset. Much of history since then has consisted of the taking of territory by bloodshed and then declaring legal ownership of it. Periodic civil wars and revolutions have resulted from the deprivation of large segments of a populace due to the concentration of property in private hands. Crime flourishes in the interim periods.



Poverty and hunger the world over has stemmed largely from private or government land being used to produce cash crops and raw materials for transport to consumers elsewhere, rather than to provide for the needs of the local landless.

The industrial revolution has been accompanied by one of the most massive migrations in history--from the land to the cities. In the past 50 years over 40 million people in the U.S. have flocked to the cities for jobs. Farm laborers, miners and other rural workers have been displaced by machines and chemicals. The family farmer, even rural culture itself, has been squeezed out by taxes, expensive equipment and the prohibitive acreage requirements appropriate to its use. Of the farm land sold off, some of the most productive is being taken out of production at an alarming rate by speculators or is being lost to urban sprawl. Employment intensive organic farming is made virtually impossible by the depopulation of the land. Nutrients are removed from the soil in the food transported to the cities, where it, in turn, goes on to pollute waterways as sewage. Farms are then dependent upon energy-intensive chemical fertilizers to try to replenish the depleted soil. Moreover, monocultures associated with energy-intensive mechanized farms provide ideal environments for pests, free of the biological controls in diverse eco-systems. Such farms therefore rely heavily on increasingly toxic poisons which are potential health hazards to workers and consumers, as well as disruptive of entire food chains.

The flocking of people to the cities has created difficult and expensive municipal and environmental problems such as congestion, pollution, waste disposal and sewage. The rural land squeeze, urban overcrowding and housing shortages, coupled with speculation, is causing rampant inflation in real estate and food prices which spreads through the whole economy. In addition, the present economy is almost totally dependent on oil to transport food, energy, materials and people to where they're needed. Such dependency on a diminishing supply of oil is not only inflationary, it also increases the potential of international tension and conflict.

We could begin to alleviate many of these problems by supporting programs which promote local resource self-sufficiency. Urban overpopulation problems could be relieved by resettling the land in a distribution pattern more proportionate to that of natural resources, i.e., moving people to the food rather than vice versa. At the same time, we need to begin restructuring our urban neighborhoods.

The term "integral communities" represents an important concept of viable land-use alternatives in municipal and regional planning. An integral community may be a village or a neighborhood in which residents live within walking or bicycling distance to their workplaces and a diversity of community commercial, industrial, recreational, cultural and social service resources. A substantial amount of the food, energy and material needs of such communities would be produced and/or recycled within them. Communities thus constituted would reduce pollution, noise and congestion substantially, and would save residents considerable money and energy. Savings in food and transportation would particularly benefit low-income people. These savings, along with a reduction in





the flow of capital out of the community, would result in better maintenance of urban neighborhoods, thus short-circuiting the demoralizing and extremely costly cycle of urban deterioration, while economic diversity in rural villages would protect them from the equally common pattern of failure due to single-industry dependency.

Perhaps the most important aspect of communities of this type would be the recreation of the sense of community. The lack of community effort in solving today's problems may not stem so much from apathy as a feeling of powerlessness in the face of big government, big business, big labor, and big everything. However, while the neighborhood or village is large enough to support such things as schools, clinics, libraries, day care and recycling centers, and a variety of businesses, it is small enough to be human and responsive to citizen input. It's a level of organization at which people can see the results of their effort, and feel empowered to take action.

Visible working models of integral community projects are needed. This will take us beyond the consumer level of appropriate technology, at which whoever has the money to buy and retrofit a house can do so, to the producer level at which both the production of the technology and the income to consume it is addressed.

However, advocates of appropriate technology and habitat are gradually becoming aware of the problem of property rights as perhaps the greatest obstacle to implementation. For example, about half of California's population, including most of those inclined to implement such alternatives, are automatically stymied because they have no property, i.e., land on which to grow food, erect a windmill, install a methane digester, or build a workshop or house, no house on which to install a solar collector, etc., to say nothing of the opportunity to develop related skills and employability.

Denied the right to be productive and self-reliant, many low income people must rely on expensive, inflationary, alienating welfare programs from time to time during unemployment.

Land grant efforts, however, have failed to deter long range trends of speculation, neglect and misuse because they have granted private title. This problem has been remedied in 20th century movements in Israel, Mexico, India and other countries through land trust methods. In these systems, land is held by non-governmental community or regional bodies which in turn allocate use rights to families or groups who have no land. These "stewards" may use the land responsibly for as long as they like, but if they decide to leave or not to use it, it reverts back to the trust for reallocation.

Wilderness and open space trusts have been established successfully in the U.S. for some time. However, by reducing the supply of land, but not the demand, such trusts are inflationary. Only within this decade have trusts addressing the problems of food, shelter and other productive uses, as well as open space conservation and recreation, started taking hold; yet, since 1970 about 30 such trusts have sprung up, many with NCLT help.





## HISTORY

In 1970, New Communities, Incorporated, a community land trust in Georgia, was established by civil rights leaders with the assistance of the International Independence Institute in Massachusetts. Although this experiment was based on land tenure patterns of various modern and traditional cultures, including that of Native Americans, it helped pioneer the young but rapidly growing community land trust movement in the U.S.

The Northern California Land Trust was incorporated in 1973, and during 1974, with minimal funding and no staff, engaged in preliminary planning activities. Among those instrumental in its formation were the late Erick Hansch, co-author at the International Independence Institute of The Community Land Trust: A Guide to a New Model for Land Tenure in America and co-founder of the Santa Cruz Credit Union; Don Newey, founder of several farmer/consumer cooperatives; Sheldon Greene, general counsel for California Rural Legal Assistance and a director of the Center for Rural Studies; Jessie De La Cruz, a member of and negotiator for the United Farm Workers Union and a founder of El Bracero Farms, a cooperative four-family farm; Paul Lee, organizer of various cooperative and community garden projects; Warren Weber, farmer and member of the New Land Fund; Sam Tyson, farmer and Modesto Peace-Life activist; Steve Bridge, home builder and community organizer; and Isao Fujimoto, Professor of Sociology at UC Davis returning after a year's leave to work at the National Center for Appropriate Technology.

In 1975 NCLT won tax-exempt, 501(c)(3) status from IRS, which has been difficult for land trusts of this type to do. A \$2000 grant from the Agape Foundation in San Francisco and over \$104,000 in contributions from individuals enabled NCLT to begin seeking land for a pilot project by the end of the year. In 1976 a 40 acre farm was purchased near Lodi, California. A Chilean refugee family of four, who had worked on farms and thought their dreams of having their own hopeless, and a young American farmer, also looking for opportunity, formed New Life Farm on the land. In the short time since then, New Life Farm has been transformed under adverse conditions of drought and well failure from grazing land in poor condition to a vital rural community center and productive farm. The farm has produced silage corn, wheat, barley, snow peas and compost, along with vegetables and herbs grown in some 13 French intensive garden beds cultivated by students from Sacramento State University. Numerous people, high school students included, from the Bay Area, the Central Valley and the Sierra Foothill regions of the state have enjoyed visiting the farm and have donated labor, materials, plants and seeds, tools, advice and money. Virtually every structure on the farm has been or is being renovated, including a building which now serves as a community meeting place. In addition, the New Life Association has formed a cooperative relationship with two other farms in the vicinity: Scratch Patch, with three households, and Freedom Farm, with two families. They share skills, knowledge, food, work, land, planning, equipment, animals and, of course, fun. This year New Life Farm has been joined by another family which has long been active in rural affairs. Moreover, the farm provided hospitality for about five months to a Spanish family of 11 adults and 8 children in temporary need of a residence and work space, and is discussing the possibility of a farmworker family joining the farm.



In addition to demonstrating the viability of the land trust model, NCLT has played a key role in promoting the land trust movement, having advised hundreds of interested individuals and groups in at least thirteen states and throughout California on both the philosophy, history and theory of land trusts and the technical aspects such as incorporation, tax exemption and lease agreements. This education is done through showing slide shows, correspondence, distributing a newsletter and literature, lecturing and conducting workshops at conferences and community meetings, and participating in public hearings. While the National Community Land Trust Center in Massachusetts has concentrated its efforts on the east, NCLT has increasingly become the primary resource center for community land trusts in the western region as a result of publicity in various local, regional and national publications, such as Organic Gardening, the Christian Science Monitor, and the Smithsonian.

NCLT has been an important catalyst for cooperative community development in California and elsewhere by providing a referral service to people wishing to locate or start communities in given localities. Some projects evolve as a direct result of workshops or conferences organized by NCLT. For example, the Cedar Creek Land Trust in Calaveras County is currently being organized to place 80 acres of land in trust with NCLT after a workshop was conducted and a lease agreement produced in cooperation with NCLT. A cooperative village project and a community development corporation to organize "integral communities" are also projects evolving as a result of conferences sponsored or co-sponsored by the land trust. Additionally, NCLT has negotiated the donation of 25 acres in Sonoma County, pending finalization of a lease agreement, which is intended to eventually accommodate approximately 20 homesteaders. The value of this land alone is roughly equivalent to the entire operating expenditures of the land trust since its inception.

Other than donors in the process of conveying land and an initial grant, already mentioned, by the Agape Foundation, the land trust has been supported primarily by a small grant from the Poverello Fund, two small grants from the Vanguard Foundation, and by continuing support from individual members. Community involvement includes cooperation on land issues with Earthwork, the California Food Policy Coalition, the Rural Economic Alternatives Project of the American Friends Service Committee, the Peacemakers and the Catholic Workers (now forming a joint land trust with NCLT counselling), and the Farallones Institute. NCLT is also in communication with such groups as National Land for People, California Agrarian Action Project, the Interfaith Council on Corporate Responsibility, Agribusiness Accountability Project, the Institute for Food & Development Policy, Cal R.A.P. (an organic agriculture project at UC Davis), the School of Living in Pennsylvania, the National Economic Development Law Project, Trust for Public Land, the Center for Environmental Action, and a number of cooperative enterprises, independent farmers, and other public interest groups.

NCLT is currently training volunteer field representatives to organize land trusts in their vicinity, and is researching urban land trust possibilities, which would also likely tap new volunteer energy. In addition, the land trust is developing an Advisory Council of experts in various fields to offer technical advice to both the organization and the stewards of the land.





# DELAWARE STREET AGREEMENT IN PRINCIPLE, SEPTEMBER, 1979

## Preservation, Rehabilitation, and Affordable Housing

GOALS - regarding future development along Delaware Street between 5th and 6th Streets in the Oceanview Neighborhood of West Berkeley: that Delaware Street be developed in a way that best provides and assures affordable housing in a mixed-use development, preserving the historical character of the area, while incorporating feasible resource conserving technologies.

### WE AGREE:

1. That development of land and improvements should proceed according to the following general guidelines:
  - a. There shall be a mix of housing, commercial space and some small scale craft production or industry, with housing being the predominant use.
  - b. Delaware St. between 5th and 6th shall remain closed to all but emergency vehicles and open to pedestrians, with limited peripheral parking for residences and businesses.
  - c. Historical features, cultural resources and the scale of the streetscape shall be respected and preserved.
  - d. There shall be no demolition of restorable structures, and rehabilitation will be done on site whenever possible.
  - e. A coordinated energy and resource conservation plan shall be an integral part of any development. There shall be encouragement and provisions for assistance to any eventual owner in incorporating resource conserving technologies such as solar, wind energy, bicycle facilities, community gardening, etc.
2. That the planning and development process of land and improvements should proceed according to the following guidelines:
  - a. There shall be input from community groups active in the area (such as Oceanview Committee, Church of the Good Shepherd, West Berkeley Neighborhood Association, Urban Ecology, Farallones Institute, Oceanview Community Development Corporation, ...) and from other organizations and individuals from the community.
  - b. Under the guidance of the Project Area Committee (PAC) these groups and individuals will work with the developer(s) to guide the planning process and determine uses of the land.
  - c. Any planning process shall take into account the Oceanview Community Development Corporation's plans for senior housing north of Delaware St. and will proceed in cooperation with OCDC.
  - d. Any plans for Delaware Street should be recognized as an integral part of the West Berkeley Community Redevelopment Project.



## 3. That financial considerations include:

- a. Resident management, including a locally controlled land trust for land ownership and  
 Neighborhood residents having priority for:
  - Management of on-site businesses
  - Employment in on-site businesses.
- b. Anti-speculation measures, including limited equity provisions, shall be an integral part of any deeds or land trust arrangements entered in to, in order to ensure continuing access by low to moderate income people.
- c. Efforts to keep purchase prices as low as possible to permit a broad income mix, and  
 Provision of assistance to owners in obtaining financing, technical assistance, etc.
- d. That a community committee, approved by the Project Area Committee, be constituted and empowered to work with the developer (or be the developer) in determining purchaser eligibility and selection. This committee shall be composed of representatives of local organizations and other residents and individuals with specific interests in the PAC area.
- e. Support from city staff in assisting the community board, Project Area Committee, and developer(s) in identifying and obtaining available state and federal assistance to plan and complete the project.

## SIGNED (partial list):

Name	Organization/Address	Date
<u>Russell M. Adams, Inc., for</u>	<u>Urban Ecology Inc. Berkeley</u>	<u>9/14/79</u>
<u>Merion Hammond member</u>	<u>Ocean View Comm.</u>	<u>9/14/79</u>
<u>Hilder Kelso</u>	<u>member Ocean View Comm</u>	<u>9/14/79</u>
<u>Gene Hammond</u>	<u>member O. V. Comm</u>	<u>9/14/79</u>
<u>Page Nelson</u>	<u>for Farallones Instit. - Integral Urbanism</u>	<u>9/14/79</u>
<u>Blair Abbe</u>	<u>director Ocean Builders Act</u>	<u>9/15/79</u>
<u>Eric J. Kream</u>	<u>OCEAN VIEW M.K.T.</u>	<u>9/15/79</u>
<u>Donall Sallich</u>	<u>1634 - 7th ST.</u>	<u>9/15/79</u>
<u>Dale Becknell</u>	<u>Northern Calif. Land Trust</u>	<u>9/14/79</u>
<u>Jan a Brink</u>	<u>Basin Lin Park</u>	<u>9/14/79</u>
<u>Carolyn Singleton</u>	<u>CIL</u>	<u>9-14-79</u>
<u>Pat Hull</u>	<u>CIL</u>	<u>9/14/79</u>
<u>Betty Evans</u>	<u>Ecology Center</u>	<u>9/14/79</u>
<u>Etc.</u>		





CONSTRUCTION CATEGORY	BUILDING TYPE	FUNDING PROGRAMS AVAILABLE		
		CONSTRUCTION	ENERGY CONSERVATION	ALTERNATIVE TECHNOLOGY
(A) 11 REHABILITATED STRUCTURES:	6 RESIDENCE or LIVE-WORK (Bldgs. D, E, F, H, K, L)	• CHFA Home Improvement, CDBG, Title I Home Improv., Sect. 8, 203(b)(1), Sect. 221(d)(2), Sect. 235, Sect. 312, HEW Title III § <del>XXX</del> , Cal. State H.O.H.I. (if city participates), Sect. 810 (Urban Homestead) S.B.A. (if CDC)	• Weatherization (if CDBG & S.A.A. exists), Title I Home Imp., Tax Credit, H.E.W. Title III § <del>XX</del> , R.C.S., S.F.C., N.C.A.T., Sect. 312 (if CDBG)	• Sect. 203(b), Tax Credit, H.U.D./D.O.E. Solar Demonstration Project, A.T. Small Grants, Title Home Impr., S.F.C., Sect. 312 (if CDBG)
	4 SMALL/MED. INDUSTRIAL or COMMERCIAL (Bldgs. G, I, M, N)	• CDBG, SBA (if local CDC exists), Sect. 312, Neighb. Self-Help, Cal. Rural S.B. Dev. loan guarantee,	CDBG, R.C.S., S.F.C., Tax Credit, Neighb. Self-Help, N.C.A.T. Sect. 312 (if CDBG)	CDBG, S.F.C., H.U.D./D.O.E. Solar Demonsr., A.T. Small Grants Sect. 312 (if CDBG)
	1 MIXED-USE, MULTI-UNIT (Bldg. J)	• CHFA (if located in a Concentrated Rehab. Area), CDBG, Title I Loan, Sect. 8 Rental Assistance, Sect. 241, Cal. State "S.B.F. 966", H.E.W. Title III § <del>XXX</del> , Neighb. Self-Help	• CDBG, Weatherization, R.C.S., Sect. 241, Sect. 312 (if CDBG), Sect. 8, Tax Credit, S.F.C., H.E.W. Title III § <del>XX</del> , Neighb. Self-Help, N.C.A.T.,	• CDBG, S.F.C., Title I, Sect. 8, Sect. 312 (if CDBG), Sect. 241, Tax Credit, S.F.C., H.U.D./D.O.E. Solar Demonsr., A.T. Small Gra N.C.A.T.
(B) 3 NEW or MOVED-IN STRUCTURES	2 LIVE-WORK (Bldgs. A & C)	• CDBG (if moved-in), CHFA (if CDBG), Sect. 810, Sect. 203(b)(k), Sect. 8, Sect. 221(d)(2), Sect. 312 (if moved-into CDBG area), Sect. 235, H.E.W. Title III § <del>XX</del> , Cal. H.O.H.I. (if city participates), Cal. Rural S.B. Dev. loan guar., S.B.A. (if CDC)	• CDBG (if moved-in), Weatherization, Neighb. Self-Help, Tax Credit, Sect. 8, S.F.C., R.C.S., N.C.A.T., Title I & Sect. 312 (if moved-in)	• CDBG, S.F.C., Sect. 8, Title I, Sect. 312 (if moved-in), Sect. 203(b)(k), H.U.D./D.O.E. Solar Demonstration, A.T. Small Grants, N.C.A.T.
	1 RESIDENCE (Bldg. B)	(All of above, except Sect. 312, Cal. Rural S.B., S.B.A.)		
(C) OPEN SPACE	GARDEN, PLAYGROUND, GREENHOUSE AREA (AREA X)	• CDBG, Neighb. Self-Help, Liveable Cities, S.B.A., Cal. Rural S.B.	• CDBG, S.F.C., A.T. Small Grants, N.C.A.T., Neighb. Self-Help, Cal. Rural S.B.	• CDBG, H.U.D./D.O.E. Solar Dem A.T. Small Grants, N.C.A.T., Cal. Rural S.B.
	PEDESTRIAN MALL (AREA Y)	• CDBG, Neighb. Self-Help, Liveable Cities Progr.	• CDBG, Neighb. Self-Help, Liveable Cities.	• CDBG, Neighb. Self-Help, Liveable Cities



PROGRAM	ADMINISTR. AGENCY	OWNERS		LENDERS		COMMUNITY GROUPS	CDBG/CSA	REMARKS
		RE-HAB	NEW	12 1/8%	NEW			
CHFA Title I Loans 74%	CHFA w/ local bank	x						Local city Dept. of CD CHFA & city must design
Energy Extensn. Service	DOE	x	x	x	x	x	x	Cal. now one of 11 pilot states. DOE advisory committee in Sacram.: Larry Levin 921 10th St. Sacramento 95814. Ca. Energy info. & technical assistance.
Weatherization Assistance	DOE w/ CSA	x	x	x	x	x		Local Comm. Action Plan (CAA) uses DOE funds w/ CETA workers Income must be at/or below 125% of OBM poverty level (e.g. fam. of 4: \$7,700) Can operate w/ CDBG
Residential Conservation Service (RCS)	DOE w/ local Utility Co.	x		x				1-4 d.u. Utility Co.'s and oil dealers to audit home energy use and recommend equipmt. & materials, arrange installation and financing; pay back through monthly bill.
FHA Title I Loans	HUD w/ local bank			x				Sg. unit: 12% interest, limit \$15,000, 15 yrs. term Apts.: \$5,000/d.u. or \$25,000/bldg., 12 yrs. term HUD approves lending inst. guarantees loan
Sect. 312 Rehab. Loan	HUD	x					x	Single, multi-family, commercial property. Max. \$27,000/d.u.; 20 yrs. term. Borrower must show that better terms can't be had elsewhere. Propt. must be in a designated rehab area (CDBG, CSA)
Section 310 Urban Home-stead Act	HUD & local Hsg. Agcy.	x						Local govt. sells former HUD property to equitably chosen "homesteaders" for token sum (e.g.: \$1) who must make repairs to stand, occupy the residence for a min. of 3 yrs., bring it up to code within 18 mos. after occupancy, acquires full title after all requirements met. Owners are eligible for Sect. 312 loans, Weatherization As.
Community Dev. Block Grant (CDBG)	HUD w/ local city gov.	x				x		Local govts. receive funds for progs. they have helped plan. w/ S. 312 Title I. No income or location req.
Small Business Administr. Loan	local office						x	Guarantees 90% of a rehab. project if it helps create or expand a business. 6 5/8% interest SBA loan if CDC exists in area. Must show that there is no other funding source
Section 203 Home Mortgage Insurance	HUD w/ local lending inst.	x	x					(b) is basic mortgage ins. for single family (1-4 d.u.) limits increased by up to 20% if due to installation of a solar system. (k) is for insurance of rehab loans (now w/ energy stds. in tit. ACS)





Neighborhood Self-Help	HUD area office	x	x	x	x	City must integrate CRA Strategy. Use w/ CD Sect. 10. Weatheriz.
Section 8 Rental Assist.	HUD area office	x	x	x	x	When used CDBG, it creates a Sec 8 Neighb. Strategy A. Sect. 312
Section 221 (d) Home Ownership	HUD w/ (2) local lending inst.	x	x			Displaced households get special terms.
Section 241 Property Impr. Loans	HUD area office	x				Can use w/ CDBG
Section 235 Home Ownership Assistance	HUD area office	x	x			HUD makes direct monthly payments to lender.
Section 202 Housing for Elderly & Handicapped	HUD area office		x	x	x	Must be an officially recognized group.
Solar Heating & Cooling Demonstration Program	HUD & DOE	x	x	x	x	HUD makes grants, DOE administers re-
Title III-Soc. Service for Elderly & Title XX-Soc. Welfare Recipients	HUD w/ state & local agencies	x	x	x	x	Grants are higher with a CDBG. Use w/ Weatherization Assist.
Energy Tax Credit	IRS	x	x		x	Use w/ Sect. 312, 202, 235, 241, 221, 8, 203, 810. SBA



Program	Agency	Energy	Water	Air	Land	Community	Other	Comments
Science for Citizens (SFC)	NSF					x		.Use w/ CDBG, NCAT.
National Center for Alternative Technology (NCAT)	funded by CSA					x		.Grant sponsor must be endorsed by a local CA- (Community Action Agency).
								.Makes grants for installation and testing of alternative technology to nonprofit, community-based organizations. \$.1 million in grants given out in FY '78 (\$10-50,000 av) .Use w/ A.T. Small Grants, SFC, CDBG
Alternative Technology Small Grants Program	DOE	x	x	x	x	x	x	.Use w/ A.T., Solar de p., Energy Credit Sect. 31E.
								.Grants for installation & testing of A.T. systems in homes & businesses.





October 19, 1979

Forest A. Craven, Acting Executive Officer  
and Ms. Janet G. Roche, Acting Assistant Executive Officer  
Berkeley Redevelopment Agency  
City of Berkeley  
2180 Milvia  
Berkeley, CA 94703

Dear Mr. Craven and Ms. Roche:

Thank you for your letter of October 9, 1979 asking specific questions in regard to our proposal for development of land and buildings on the former Delaware Street between 5th and 6th Streets. We will follow the format you have provided after some notes of clarification.

As Richard Register stated in his talk before the Redevelopment Agency on October 2, 1979, the Urban Ecology Proposal has not received promises of financing from any source as yet. He mentioned also that, in our own investigation of sources of financing, we discovered that it is quite unlikely that we could find loans or investors so long as the City Government shows no signs of interest in a plan combining the main points of our proposal:

1. affordable housing for low to moderate income people,
2. mixed residence and small scale commercial and/or small scale industry,
3. energy conserving and ecologically conscious planning, and,
4. appropriate historical preservation.

The city is, after all, both owner and decision maker regarding the land use. With no sign that the people having this power support the pro-



posed project, it should be no surprise that financing is difficult to confirm. With signs of strong interest on the part of the city, the situation would be greatly altered. If the city would share with us in leadership of such a project, then it seems to us, financing would be assured. At that juncture, Urban Ecology, Inc. and the Farallones Institute's Integral Urban House staff should be able to bring in considerable financial support.

Another note of clarification: the Urban Ecology Proposal was submitted largely to exemplify an application of the guidelines called "The Agreement in Principle," to clarify, in particulars, what such guidelines could produce in the physical form of buildings, hardware and uses. Our primary commitment is to a process that seeks to involve neighborhood people in the planning, decision-making and ownership of their neighborhood. We feel that people who are given this opportunity are also likely to be interested in environmental and mixed use elements in a plan because such elements ultimately save money, make the neighborhoods more convenient, begin to face the facts of our energy-short, inflation-likely future and address social issues. In fact, many elements in this particular community are interested in these issues and see the Agreement in Principle as a good approach to determining development on Delaware Street between 5th and 6th Streets. At present, Hal Major's Delaware Development Corporation Proposal is the proposal with apparent financing that comes closest to Urban Ecology's guidelines. If he remains flexible and continues working with many members of the community, as he has been in the past, and if his financiers can accept the essentials of our guidelines, then we could support his proposal. If such agreement cannot be reached, ours is the only proposal among those already submitted that we could stand behind.

In the planning process we propose, the PAC seems to us to be the





legitimate body to study the Delaware St. Proposals in depth and to advise the Council of its recommendations on the matter.

A final note before adopting your uniform format; who is behind the Urban Ecology Proposal? Who would build the project? Urban Ecology is a non-profit California corporation dedicated to ecologically healthy and socially vital urban design and planning. We would continue to facilitate the organization of a community body to take responsibility for purchase (or lease), construction and disposition of land and buildings on the property. Urban Ecology was deeply involved in establishing the Oceanview Community Development Corporation that has made a proposal for elderly housing on the land north of the Delaware St. properties. Such a community body, not Urban Ecology itself, would be the developer. For the construction and rehabilitation phase, we would hire a firm like Hal Major's (if he were interested, his in particular) to undertake the preservation element and possibly more. We would seek the practical maximum involvement of community people on a proximity and needs basis in filling the construction related jobs. Urban Ecology can serve as a temporary legal vehicle for helping to start this process and Urban Ecology would remain an involved party throughout the development and would like a small office in the finished project.

The "we" that is responsible for placing the "Urban Ecology Proposal" before the City Council/Redevelopment Agency includes not only Urban Ecology, but also several members of Farallones Institute's Integral Urban House, several members of Ocean View Committee, and a considerable number of individuals including business and crafts people and potential residents in the area. The development of the Agreement in Principle has been an open community-invited



process and will continue to be even moreso in the future. That such a process can work is evident in a number of successful related projects. Included in the list of such precedents are 519 East 11th St. in New York's Lower East Side, and the Westside San Bernardino Community Development Corporation in Southern California. Savo Island, here in Berkeley, though different in physical aspects, like mixed use and solar energy design, is very close to the economic model we imagine and its organizers could be invited into our process when we know we have enough City support and somewhat more financial backing than we have at the moment.

Many of the people involved in presenting the Urban Ecology Proposal to the City Council were involved in establishing Oceanview Community Development Corporation (OCDC). We imagine, therefore, that the entity to build our Delaware Street Development and/or determine its development pattern would work in close cooperation with OCDC or would even merge efforts under one organizational framework, charged with helping community based development in our neighborhood, and according to purposes already expressed in the OCDC Articles of Incorporation.

To continue by answering your questions. Remember, these figures correspond to our present plan which is a reflection of the guidelines expressed in the Agreement in Principle, and will undoubtedly be altered in some details according to future community input, but would alter only within the context of those same guidelines.





1. According to useage, our square footage projections run like this:

A. Residential: 22,630 sq. feet, figured to include 5,500 sq. feet in zone "D" type office/cottage industry mixed use, at the occupant's option.

B. Commercial: 4,500 sq. feet.

C. Craftsmen workshop 2,500 sq. feet.

Note: This means that between 60% and 80% of the floor area would be dedicated to housing residential uses, depending on how many people take up mixed use option.

2. The estimated rent per square foot is, according to useage:

Residential: 50¢ per sq. foot

Craft and small industry related: 20¢ per sq. foot

Commercial: 70¢ per sq. foot

Office: 35¢ per sq. foot

3. We plan to rehabilitate and construct 25 residential units, of these 18 or more would be for low to moderate income, Section 8 eligible people, the exact number to be determined by the community planning process.

4. We are offering \$106,570 for the purchase of site and existing buildings.



5. Our estimate of total projected value of the property after redevelopment is \$1,650,000.
6. Since we imagine a considerable sweat equity component in the construction and rehab of our project, the completion date would be different for each building. We also like Hal Major's idea of leaving a significant fraction of the finish work to the owners or lease holders, in lieu of higher payments or higher rents. If City Council begins to work with us supportively in this effort in three months, the planning stage, including financial packaging, should take about 6 months, some buildings completely rehabilitated in six months, the last of the work completed in about two years. That is, some buildings completed by the end of 1980, all by December of 1981.
7. We would be willing to lease land from the city if the terms of the lease matched guidelines for local control (essentially, the Agreement in Principle again), facilitated low to moderate income residency, and controlled speculation via terms of lease, deed restrictions on the City's ownership, land trust charter or other applicable legally binding agreement. We view the ideal ownership pattern to be ownership by a cooperative bound to the land uses specified by a land trust arrangement.





8. We expect gross sales to be between \$500,000 and \$1,000,000 per year. Due to the particular projected mix of commerce and services, approximately 75% of this should be taxable. We would generate, then, sales taxes between \$24,375 and \$48,750.
9. We expect to create 30 to 38 jobs of types determined by community needs expressed in channels acceptable to our guidelines. The mix will probably 50% or better in crafts related "cottage industry" with the remainder in community service and products (e.g. laundry, bakery, etc.) medical, office, etc. The flexibility of the total number of jobs is due to the range possible with the zone "D" type option: some may not exercise the option but still be eligible to live in a particular housing unit.
10. We intend to use the Department of Interior restoration guidelines in all cases except those that might preclude affordable housing. This must be studied carefully. Solar and other hardware to be added must fit in as much as possible with historical theme.
11. A formal market analysis has not been conducted for this proposal, although we have identified a consultant and would proceed with such studies following expression of interest by the City. However, based on the expressed interest of nearly 200 individuals who took part in the Ocean View Homebuyers Association in 1977 and 1978, the continuing housing shortage in Berkeley, and our plans to obtain Section 8 subsidy for housing units, it is evident that all housing units would be readily filled. Based on informal conversations with several non-profit organizations regarding the office spaces,



and with large numbers of writers, artists, etc. concerning the live/work spaces, it is clear to us that we could fill double the number we can provide. As to commercial spaces, a carpentry/woodworking shop has already expressed strong interest in one large warehouse space; other spaces would be suited, for example, to a laundromat, badly needed by the neighborhood, perhaps a snack bar or cafe, and a shop relating some to existing homebuilding and environmental businesses in the neighborhood. We anticipate that most of the patronage for these activities will come from the Oceanview neighborhood, and that nearly all of it will come from West Berkeley.

We have determined the financial viability of the project by means of the following analysis:

Development costs

land	\$106,570
buildings	\$1,256,500
fees	<u>\$62,825</u>
Total	\$1,425,895

Carrying charges (30 years, CHFA, 7.75%)

mortgage	\$117,168
taxes	\$13,630
O and M	\$18,000
capital reserve	<u>\$12,000</u>
Total	\$160,798





Income

50¢ per sq. foot per residence	\$102,780
35¢ per sq. foot per office	\$23,100
70¢ per sq. foot per commercial unit	\$37,800
20¢ per sq. foot per workshop	<u>\$6,000</u>
Total	\$169,680

This gives us a 5.5% surplus per year. We have also calculated our costs if we were to receive the land free from a land trust and found that our mortgage would be \$9,168 less than above, and we would have a surplus of 11.9% per year. It would be our intention to put such surplus into a fund for seed money for future low income and cooperative housing development.

12. At this moment we do not have a balance sheet for Urban Ecology, Inc.; the Treasurer is working on one and we are writing proposals that will in the near future utilize it. However, you might find the following information informative.

Checking account # 060133905-3333, Crocker National Bank  
(still under old name, "Arcology Circle, Inc." The State has just approved our name change.)

Ours is a small operation to date, total income: 1975: \$1,772, 1976, \$4,158, 1977: \$4,576, 1978: \$3,464, expected 1979: \$7,500 (c.a. \$6,200 so far this year).

Some information on Farallone Institute follows, next page.



## THE FARALLONES INSTITUTE

BALANCE SHEET

March 31, 1979

ASSETS

## Current Assets

Cash	23,492	
Accounts receivable	835	
Loan receivable	<u>8,000</u>	
Total Current Assets		<u>32,327</u>

## Fixed Assets

Buildings and improvements	155,807	
Equipment and furnishings	<u>20,651</u>	
Total Fixed Assets		176,458

## Other Assets

Prepaid expenses and deposits	<u>3,562</u>	
Total Other Assets		<u>3,562</u>

## TOTAL ASSETS

212,347LIABILITIES AND NET WORTH

## Liabilities

Accounts payable and accrued expenses	4,955	
Payroll withholding taxes payable	298	
Loans payable	<u>1,100</u>	
Total Liabilities		6,353

## Net Worth (Fund Balance)

Beginning balance, January 1, 1979	196,084	
Receipts for the period	49,705	
Expenses for the period	<u>(39,795)</u>	
Ending balance, March 31, 1979		<u>205,994</u>

## TOTAL LIABILITIES AND NET WORTH

212,347





## THE FARALLONES INSTITUTE

Statement of Receipts and Disbursements  
From January 1, 1979 through March 31, 1979

	<u>Reserved Funds</u>	<u>General Funds</u>	<u>Total</u>
RECEIPTS			
Publications		4,083	4,083
Fees		6,241	6,241
Donations		5,400	5,400
Grants	24,750	670	25,420
Memberships		2,895	2,895
Cottage industries		143	143
Interest		167	167
Fund raising-Winter consort		457	457
Miscellaneous		164	164
Total cash receipts	<u>24,750</u>	<u>20,220</u>	<u>44,970</u>
Contributions in kind		1,550	1,550
Services for subsistence		3,185	3,185
Total Receipts	<u>24,750</u>	<u>24,955</u>	<u>49,705</u>
DISBURSEMENTS			
Services and subsistence	7,805	17,493	25,298
Administration	1,300	7,723	9,023
Construction	708	1,173	1,881
General	2,550	4,555	7,105
Total Disbursements	<u>12,363</u>	<u>30,944</u>	<u>43,307</u>
EXCESS OF RECEIPTS (DISBURSEMENTS)	<u>12,387</u>	<u>(5,989)</u>	<u>6,398</u>

Distribution of Disbursements

## EXPENSES TO FUNCTIONS

Education:	Student and apprentice programs	1,627	
	Workshops	6,609	
	Public education and service	7,685	
	Publications	5,545	
Research:	Water and waste	1,485	
	Land use	8,135	
	Energy	812	
Cottage industries		537	
Administration:	Fund raising-Winter consort	2,943	
	Other	1,567	
	Management	2,850	
Total Expenses			39,795

## ASSETS

Buildings and improvements	1,489	
Equipment and furnishings	2,023	
Total Asset Disbursements		3,512
Total Disbursements		<u>43,307</u>



## THE FARALLONES INSTITUTE

Status of Reserved Funds

March 31, 1979

	Balance at <u>1/1/79</u>	Received during <u>period</u>	Disbursed during <u>period</u>	Balance at <u>3/31/79</u>
DOE grant (water and waste research)	( 855.82)	3,500.00	1,400.32	1,243.86
DOE grant (solar research)	1,732.23		681.75	1,050.48
PGE grant (solar film)	2,250.00		1,324.44	925.56
Ag project grant	( 139.53)		( 139.53)	-0-
Restricted donations:				
For publications	667.00		667.00	-0-
For scholarships	450.00			450.00
For ceramic studio	1,398.28			1,398.28
ARCA (educational project)		10,000.00	2,158.68	7,841.32
Nu Lambda grant (agriculture project)		5,000.00	2,885.99	2,114.01
Rosenberg grant (agriculture project)		<u>6,250.00</u>	<u>3,384.82</u>	<u>2,865.18</u>
Totals	<u>5,502.16</u>	<u>24,750.00</u>	<u>12,363.47</u>	<u>17,888.69</u>



We stress again that these are not to be considered eventual developers but involved members in a community based development corporation founded on our guidelines. Ocean View Committee members, Church of the Good Shepherd parishoners and people from a good many other organizations would be involved in the eventual body responsible for managing the project funds.

Urban Ecology's chief product has been educational: instruction to more than 30 academic credit-earning and 100 non-credit-earning college students, establishment of a library, publishing of pamphlets, plans, posters, and newsletters, sponsorship of two major conferences in the Integral Neighborhood field, production of a slide lecture series seen by over 100 audiences in California and Arizona, and some significant informal education via the news and entertainment media. We have also helped local Oceanview Community people and other groups in preserving Oceanview housing and historic structures, while joining in an evolving cooperative venture that has produced the Oceanview Community Development Corporation, and hopefully will also determine the disposition of the land and buildings on Delaware. Urban Ecology has not yet sought financial credit and its only loans have been small, short term, and from members -- all returned.

Descriptive material on Farallones Institute follows:

The Integral Urban House, established in October 1974, is a project of the Farallones Institute, a California based, non-profit research and educational organization. The House is devoted to the study and demonstration of environmentally sound strategies and techniques of food production, energy conservation and generation, waste recycling, and pest management suitable for application in urban areas.





The Integral Urban House is an active demonstration of what people can do to improve both the quality of the urban environment and their own lives. Public classes are held on a regular basis in the fields of solar energy systems, habitat design, urban food raising, and waste recycling. "Hands-on" workshops are conducted in small stock raising, aquaculture, and beekeeping. Apprenticeships are available for people who would like to study with us for longer periods. Teacher training programs and environmental education seminars are conducted to develop instructional skills for classroom teachers. Professional consultation is offered for people seeking guidance in modifying their own homes with energy and cost cutting technologies.

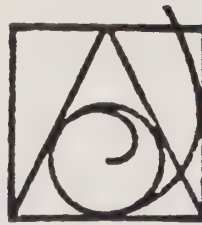
▲ Farallones design service has been organized to provide architectural assistance for people wishing to design and construct their own solar heated and resource efficient home. Farallones designers and builders

are now engaged in a community outreach program to assist inner city community groups in developing self-reliant technologies for their homes and neighborhoods.

Each week some three hundred people visit the Integral Urban House.

(more on Farallones, next page)





# **The Farallones Institute**

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Thomas Untermann, Attorney

Sim Van der Ryn, Architect

Albert Wells, President, The Abelard Foundation





•urban ecology proposal, page 15

Projects and Accomplishments

- 1974     The Integral Urban House: Restored a dilapidated Victorian home for the purpose of demonstrating and testing solar energy applications, resource conservation and waste recycling systems and food raising techniques appropriate for an urban or sub-urban dwelling. Now in its fifth year, The Integral Urban House continues to serve as a nationally recognized model of a environmentally sound and resource self reliant habitat.
- 1975     Farallones Rural Center: A rural counterpart of the Integral House was established in the form of an eighty acre farmsite in Occidental, California, For the purpose of researching and developing information on elements of natural energy conversion, waste recycling, food raising and habitat design. The Rural Center holds workshops and "hands-on" training programs in various fields of environmental technology.
- 1976     Solar Energy Comparison Study: Farallones solar designers and researchers constructed five prototype solar heated dwellings each utilizing a different form of solar heating: passive, active, and hybrid. The dwellings have been monitored to compare their relative heating and cooling efficiencies and the findings have been reported in a monograph.
- 1977     Sierra Club Book: A book, detailing the design process, operations, and social and economic implications of the Integral Urban House, was written by Farallones staff for publication by the Sierra Club Book Company. The 350 page, large format book will be available at bookstores beginning September, 1979.
- 1977     Training Program for the California Conservation Corps: Under individual contract with the State of California, Farallones senior staff developed and conducted an training program in environmental technology for the corpsmembers and work supervisors of the California Conservation Corps.
- 1978 -     Technical Assistance/Community Outreach Program: The  
1979     Institute's technical staff offers its design, project supervision and training services to community groups wishing to undertake a program or project for which we have expertise. Groups that we have assisted include Richmond Southside Community Center, Oakland Citizens for Urban Renewal (OCCUR), Berkeley Organic Farmers, The Oakland Social Services Bureau, The Community Services Administration for Oakland, and Oakland Better Housing.



- 1978 Department of Energy Grant Recipient: The Institute received two research grants from the Department of Energy; one to the Integral Urban House for the design, installation and monitoring of an active solar space heating system, and one to the Rural Center for construction and testing of a solar pasteurizer for disinfecting composted privy wastes.
- 1978 New Earth Exposition: The Farallones design team designed and managed the construction of a replica of the Integral Urban House for exhibition by New Earth Expositions, Inc., at its Los Angeles and San Francisco shows.
- 1978 California State Fair: Under contract by the Department of Recreation and Parks of the State of California, Farallones staff designed, constructed and manned the theme exhibit on appropriate technology for the California State Fair. Some 150,000 people toured the exhibit which featured the life support systems incorporated at the Integral Urban House.
- 1977-1979 Consulting and Design Service: The staff of the Institute at both its centers have been, and are currently engaged in a variety of consultation projects with individual homeowners, architects and developers and schools and governmental agencies. Projects have included an entry into the design competition for the State Office Building, an environmental analysis and resource plan for the Seven Springs Ranch Development, a development plan for the Montessori School in Half Moon Bay, and designs and construction drawings for several solar heated homes in Northern California.
- 1979 California Community Colleges: Farallones instructional staff offers a twelve course curriculum in environmental technology through the California Community College System. The courses, free of charge to Californians, range from solar system design to urban food raising.

Farallones Institute, Integral House bank is Wells Fargo, checking account # 0141 305623, savings account # 6141 636423. Annual income c.a. \$200,000. net worth \$212,347.





You are primarily asking who will pay for the project and how. We feel that government assistance can be forth coming through any of several programs. Our research has turned up a number of them that seem applicable to this particular project and we add them to the end of this letter.

With the City's participation in this effort -- at least an endorsement of the guidelines in the Agreement in Principle, we also feel that we could get significant assistance from private lenders and/or investors. To confirm the interest of several potential investors, you might like to contact them directly: Save-A-Tree Bags, owner, Kim Marienthal, Berkeley; Industrialist Shirley Magidson, Metric Products owner, Beverly Hills; Investors/loaners through Dale Becknell, Northern California Land Trust, Berkeley; builder/investor Robert Hoffman, Berkeley; involved investors/loaners Rus Adams and Lark Watson, both in Berkeley.

I hope this information will be sufficient for the time being. We imagine that we will have amendments to this soon -- further drawings, charts, refinements in details.

Please feel free to ask any further questions at any time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Register".

Richard Register for the Urban Ecology Proposal  
Vice President, Urban Ecology, Inc.  
2320 8th St.  
Berkeley, CA 94710



U.C. BERKELEY LIBRARIES



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